



# Ground Floor Apartment for sale in Torrequebrada, Benalmádena

449,000 €

Reference: R5207836 Bedrooms: 3 Bathrooms: 2 Build Size: 148m<sup>2</sup> Terrace: 46m<sup>2</sup>





## Costa del Sol, Torrequebrada

Luxurious 3 bedroom Ground Floor Apartment for Sale at Golf Resort Torrequebrada, Benalmadena

### Overview

Discover an exceptional opportunity to own a beautiful apartment in the prestigious gated community Golf Resort Torrequebrada, Benalmadena. Renowned for its tranquillity, security, and beautifully landscaped gardens, this complex offers an unparalleled living experience. Conveniently located close to the beach, Avenida de Palmeras, shops, and restaurants, it's the ideal place to call home.

### Property Features

Type: Ground Floor Apartment

Bedrooms: 3

Bathrooms: 2

Terrace: South-West facing, 46 m<sup>2</sup>

Size: Spacious living areas and large terraces. 148 m<sup>2</sup> inside + 46 m<sup>2</sup> of terrace, totally 194 m<sup>2</sup>.

Parking: 1 underground parking space (approx. 18 m<sup>2</sup>)

Storage: Storage room approx. 7 m<sup>2</sup>, by the garage space

### Interior Details

Hallway: Entry with practical wardrobe.

Living and Dining Room: Bright and airy, large windows opening to the terrace, offering a perfect space for relaxation and entertainment.

Master Bedroom: A really large bedroom with a walk in wardrobe. Direct access to the terrace.

En-suite bathroom with double sink, WC, shower, and bathtub, as well as a washing machine and a dryer machine.

Second Bedroom: A double bedroom with wardrobe and direct access to the terrace,

Second bathroom: Sink, WC and shower.

Third Bedroom: The apartment was originally a 2 bedroom apartment, but a third bedroom has been built recently on the large terrace. This bedroom is class A standard, and it is approved by the community and the town hall. This room can be used as a bedroom, gym, or office, or as a second living room. There is bed that can be folded up against the wall when the room is not used as a bedroom. Direct access to the terrace.

Kitchen: Fully equipped with dishwasher, fridge/freezer, oven, stove and water filtering system.

Additional Amenities: Hot and cold air conditioning, 9 solar panels on the roof, shutters, built-in wardrobes, video intercom, safe, shower on the terrace, marble floors, fiber optic internet, double glazing.

Furniture: Furniture is optional, but the apartment can be sold fully furnished as it is, so you can move right in. Value of the furniture will be set to 3%.

### Outdoor Living

Terrace: South-West facing, very spacious, 46 m<sup>2</sup>, perfect for dining, sunbathing etc. Views and direct access to the garden and pool area. Some areas are covered for additional shade.

### Community Features

Security: High-level security with 24/7 surveillance, on-site reception, nightly security rounds, and many cameras. It is very convenient with the reception who can receive packages for you and help with all kinds of things.



**Facilities:** Five swimming pools, a children's playground, and beautifully maintained gardens.

**Accessibility:** Lift access from the garage directly to the apartment door.

#### Location Benefits

**Proximity to Amenities:** Walking distance to the beach, shops, pharmacy, and restaurants. Close to hospitals and several international schools. Right next to Torrequebrada Golf course.

**Convenient for Families:** Safe, villa area with wide roads, sidewalks, and green spaces, perfect for walking dogs and family strolls.

#### Investment Potential

This apartment not only offers luxurious living but also a substantial rental potential due to its spaciousness, direct garden and pool access, and prime location. Rarely do such premium apartments become available in Golf Resort Torrequebrada. The complex was completed in 2004, and the build quality and dimensions are well above average for other complexes and also more recent projects.

Built in 2004.

Community fee : 273 euro per month

IBI : 1158 euro per year

Basura: Is included in the community fee

#### Contact - Information

Don't miss this unique opportunity. For more information or to schedule a viewing, contact us today. This property will not stay long on the market.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage